
CHEROKEE-LEMP BREWERY HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

1. **PURPOSE OF STANDARDS:**

These standards shall apply to materials, color, form and architectural character of structures, appurtenances thereto, satellite structures, drives and yards, which are visible from the street; the term "street" to include gangways between buildings but excepting alleys.

2. **PERMITTED USES:**

1. Use of Commercial Areas

A building or premises shall be utilized only for the use permitted in the zoning district within which the building is located; it is the intent of these standards that none of the following uses shall be permitted except as provided by law: trucking terminals; open storage yards; junk yards; service stations; garages and used car lots; and any use that causes the emission of noxious odors or that presents a high potential for hazard to the general public. All uses, including parking lots, should conform to these restoration standards.

3. **DEMOLITION AND REMOVALS:**

1. No building or structure in the district shall be demolished and no permit shall be issued for the demolition of any such building or structure, unless the Heritage and Urban Design Commission shall find either that the building or structure is in such a state of deterioration and disrepair as to make rehabilitation impossible, or unless such rehabilitation is found to be economically unfeasible, or unless the building or structure is architecturally inconsistent with other structures to such an extent that it detracts from the historic character of the neighborhood.
2. Except for substitution of deteriorated materials as provided in these standards, no original architectural detail or ancillary structure shall be removed.
3. The Heritage and Urban Design Commission shall make the final decision concerning demolition and removals, subject to applicable law or ordinance.

4. **SCALE, SIZE AND PROPORTION:**

All structures to be rehabilitated shall conform to historical precedents of structures in their original forms.

5. **LOCATION, SPACING AND SETBACK:**

Location and spacing of new or reconstructed buildings shall be consistent with

the existing patterns in the neighborhood respecting depth of front yards, width of buildings and width of side yards. If there is a uniform setback on a block, new buildings shall be positioned along such setback. These standards encourage all structures to conform with sidewalk lines.

6. EXTERIOR MATERIALS

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building materials used in the neighborhood.
2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in place of wood siding and are similar in detail and design to the original siding. Mill-finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted. Any variance from this paragraph should be submitted to and approved by the Cherokee-Lemp Standards Committee and the Heritage and Urban Design Commission.

7. ARCHITECTURAL DETAIL:

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.
2. Doors, windows and other openings on rehabilitated structures shall be of the same size, and in the same horizontal and vertical configuration as in the original structure. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they are intended.
3. Storm doors, storm windows and window frames shall be made of wood, or of color-finished material. Mill-finished aluminum or similar metal is not permitted.
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail to original construction. Similar new construction shall complement the design.
5. new ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.
6. Awnings and canopies where visible from the street are not generally appropriate; but when approved, shall be of canvas or canvas-like material.

8. ROOF SHAPE AND MATERIAL:

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.

2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal or brightly-colored asphalt shingles are not permitted where visible from the street.

9. **SIGNS:**

Except for neighborhood entrance markers for the Historic District, no signs shall be permitted, except for advertising or for informing the public of services, or the business, or profession conducted in or about the premises, except that in no case will the following be allowed:

1. Roof top signs
2. Billboards
3. Flashing or animated signs or signs with any moving parts
4. Large projecting signs which block windows or other signs
5. Loudspeaker music or announcements for advertising purposes

In addition, no sign allowed by this ordinance shall be permitted if the Heritage and Urban Design Commission finds such sign to be incompatible with the historic and/or architectural character of the Historic District.

These standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the Historic District, which does not involve a change in design, material, color or outward appearance, nor to prevent the demolition of any structure or detail which the building inspector certifies as dangerous and unsafe.

In the event an element of these proposed uses, construction and restoration standards is not consistent with the zoning ordinance for the City of St. Louis, or other City codes or ordinances, the more restrictive shall apply.